

Application  
Narrative  
Cash Transmittals  
Pre-Application  
Pre\_App Narrative  
Pre-App Cash Transmittal  
Development Standards

# Development Application



Development Application Type:		
Please check the appropriate box of the Type(s) of Application(s) you are requesting		
<b>Zoning</b>	<b>Development Review</b>	<b>Land Divisions</b>
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	<b>Other</b>
<input type="checkbox"/> Development Agreement (DA)	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exceptions to the Zoning Ordinance</b>	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<b>Signs</b>	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other:

Project Name: Senior Living at McDowell Mountain Ranch

Property's Address: 9909 E. McDowell Mountain Ranch Road

Property's Current Zoning District Designation: R1-35 PCD ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

<b>Owner:</b> WINSTAR PRO LLC	<b>Agent/Applicant:</b> Michael Leary
<b>Company:</b> 10405 E. McDowell Mountain Ranch Rd	<b>Company:</b> Michael P. Leary Ltd
<b>Address:</b> Suite #250, Scottsdale AZ 85255	<b>Address:</b> 10278 E. Hillery Dr. Scottsdale 85255
<b>Phone:</b> 602.684.8145 <b>Fax:</b> ---	<b>Phone:</b> 480.991.1111 <b>Fax:</b> ---
<b>E-mail:</b> stercw@saveregnco.com	<b>E-mail:</b> michael.p.leary@cor.net
<b>Designer:</b> Ryan Companies - Nicole Darling	<b>Engineer:</b> Landcor Consulting - Wade Cooke
<b>Company:</b> 3900 E. Camelback Road, Suite 100	<b>Company:</b> 6859 E. Rembrandt Ave. #124
<b>Address:</b> Phoenix Arizona 85018	<b>Address:</b> Mesa, AZ 85212
<b>Phone:</b> 602.322.6149 <b>Fax:</b> ---	<b>Phone:</b> 480.223.8573 <b>Fax:</b> ---
<b>E-mail:</b> nicole.darling@ryancompanies.com	<b>E-mail:</b> wade@landcorconsulting.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

☒ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature	Agent/Applicant Signature

Official Use Only	Submittal Date	Development Application No.
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## Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

8-ZN-2019  
5/13/2019

# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 9909 E. McDowell Atn. Ranch Rd  
 b. County Tax Assessor's Parcel Number: 217-14-037A/038A  
 c. General Location: East of the southeast corner of W McDowell Rd / 98th St  
 d. Parcel Size: 5 AC  
 e. Legal Description: see attached legal  
 (If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

MICHAEL P. LEARY  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date

MAY 9, 2019  
 \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_, 20\_\_\_\_

Signature

MICHAEL P. LEARY  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Planning and Development Services**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.S

**8-ZN-2019  
5/13/2019**

# **REZONING REQUEST**

**Case # 8-ZN-2019**

for

## ***Senior Living at McDowell Mountain Ranch***

**9909 E. McDowell Mountain Ranch Road**

by

**SCW Holdings, LLP**

Prepared by

Michael Leary  
Michael P. Leary LTD  
10278 E. Hillery Drive  
Scottsdale, AZ 85255

May 9, 2019  
Amended July 1, 2019

**8-ZN-2019**  
**07/01/2019**

## **NARRATIVE**

### **I. INTRODUCTION**

The request is to rezone a vacant 5 acre parcel located east of 98<sup>th</sup> Street on the southside of McDowell Mountain Ranch Road (MMRR) from R1-35 PCD ESL (Single-family Residential within a Planned Community District in Environmentally Sensitive Lands) to C-O PCD ESL (Commercial Office within a Planned Community District in Environmentally Sensitive Lands) to allow the development of a 161 unit senior care facility providing independent living, assisted living, and memory care. The project will satisfy a local marketplace that is currently underserved (see Attachment "A" Market Study).

### **II. SITE AND SURROUNDING PROPERTIES**

The site is an irregularly shaped parcel site backing up to the blighted Bureau of Reclamation property that contains the large CAP drainage basins and WestWorld support facilities. Graythorn condos are located northwest of the property and Horseman's Park single-family subdivision to the northeast. East of Horseman's Park are the Kota apartments. East of the property is a vacant 4.5-acre parcel, the recently approved storage facility and the Superpumper gas station at Thompson Peak Parkway.

### **III. PROPOSED DEVELOPMENT**

The development consists of single building with three floors containing 161 units that encircle a central courtyard. The facility will have separate entrances and drop-off areas for independent/assisted and memory care. The project far exceeds ordinance requirements for total Open Space and especially Open Space along the frontage of MMRR. A large triangular area at the northeast corner of the property contains a remnant of the little-known old Rio Verde Canal (berm) which has been reclaimed by dense native vegetation and will be left untouched. The building design concept will incorporate a contemporary southwest theme compatible with the existing residential areas. Landscaping will consist of native desert plants and specifically provide a dense tree screen along MMRR.

### **IV. ZONING AND GENERAL PLAN REVIEW**

The property retains the County 1972 annexation R1-35 zoning (one house per acre) which was the zoning classification of most of the County north of the CAP Canal. Post annexation all the surrounding developments were subsequently rezoned. The current zoning does NOT comply with the City's General Plan "Conceptual Land Use Map" which indicates "Office". The "Office" designation equates to the "Commercial Office (C-O)" zoning district which typically develops with multi-story offices that can generate a significant amount of traffic, noise, lighting and activity. However, a "residential health care facility" is also an allowed use and conversely generates minimal traffic, noise, lighting, and activity. The use is generally considered benign and compatible with both residential and non-residential areas. Furthermore, the proposed use provides greater benefits in satisfying the overall General Plan's policies and goals per Attachment A.

## **V. PARKING AMENDMENT**

The submitted parking demand study substantiates that residential health care (congregate care) generates far fewer spaces than currently required by ordinance. Previous parking studies for other facilities in the City have reached the same conclusion and have been the basis for routine approvals of 20% reductions allowed at a staff level. However, those same studies have indicated that a significantly greater reduction is warranted. In prior discussions with staff regarding a text amendment, significantly lower parking requirements have been supported. In the absence of a text amendment the only other relief mechanism is through the City Council. Understandably most developers eschew the lengthy public hearing process to achieve reductions that reflect true demand. As the proposed Senior Living at McDowell Mountain Ranch is already in the public hearing process, requesting the parking reduction is believed as a way to further meet many of the stated goals of the General Plan by encouraging environmentally sensitive and sustainable development that respects the desert setting by reducing solar heat gain, minimizing impervious surfaces and runoff, and utilizing best practices and smart development.

An example of another parking study that supports further reductions is one conducted by J2 Engineering for the Wolff Scottsdale Senior Living facility at 8225 E. Indian Bend Road. At 159 units Scottsdale's parking requirement is 199 spaces (1.25 spaces/unit) yet the parking study calculated 68 spaces (0.43 spaces/unit) per ITE parking generation rates and other Valley cities averaging 83 spaces (0.48 spaces/unit). The subject project has 161 units and per the City's zoning ordinance (1.25 spaces/unit) would require 202 spaces. Prior to the current City ratio of 1.25 spaces/unit, the zoning ordinance required a minimum of 0.7 spaces/unit (113 spaces). The subject project proposes 129 spaces at a ratio of 0.8 spaces/unit.

*An Market Study of a  
Senior Living Facility*

McDowell Mountain Senior Living  
9875 East McDowell Mountain  
Ranch Road  
Scottsdale, Arizona

Prepared For  
SCW Holdings, LP  
10405 East McDowell Mountain Ranch  
Road  
Scottsdale, Arizona





PROFESSIONALISM. INTEGRITY. PARTNERSHIP. V&I

March 28, 2019

6167 Bristol Parkway  
Suite 430  
Culver City, CA 90230  
Tel 310.342.0123  
Fax 424.526.7519

Dr. Stephen Weiss  
SCW Holdings, LLV.  
10405 East McDowell Mountain Ranch Road  
Scottsdale, AZ 85255

105 Chesley Drive  
Media, PA 19063

[www.valinfo.com](http://www.valinfo.com)

RE: McDowell Mountain Senior Living  
9875 East McDowell Mountain Ranch Road  
Scottsdale, AZ 85255

Dear Dr. Weiss:

In accordance with your request, we have conducted a preliminary market feasibility analysis of the above referenced proposed property. The subject is a proposed senior living facility that will contain traditional assisted living beds, memory care assisted living beds and independent living units and is intended for construction in Scottsdale, Maricopa County, Arizona. The subject is projected to contain 139 traditional assisted living beds and 33 memory care beds. However, 75 of the traditional assisted living beds will offer "personal care" services and the remaining 64 beds will offer "direct care" services. Personal care beds cater to lower-acuity assisted living residents and will provide services similar to those offered at independent living units. Direct care beds cater to residents that require a higher level of supervision and assistance. For the purpose of this analysis the personal care units/beds will be considered to independent living units/beds.

The purpose of this study is to identify the potential need for traditional assisted living, assisted living memory care and independent living services in the market area as of February 15, 2019. The intended use of this analysis is for internal planning. The preliminary market study will be in compliance with USPAP standards and The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The scope of work for the market feasibility analysis did not include an inspection of the subject site.

This analysis will include the following:

- Determination of the PMA and demographic analysis within the PMA for 2019 and 2024.
- Survey and report of existing supply for unit mix, size, rates, occupancy, levels of care and service area.
- Research and report of under-construction and pipeline supply.
- Calculation of demand for traditional assisted living, memory care assisted living and independent living within the PMA.
- Conclusion and recommendations.



Based on the above analysis, there is a sufficient amount of unmet demand to support the construction the subject as proposed. A summary of the unmet demand for all three levels of care is as follows:

Demand Conclusions		
	Demand (beds)	
	2019	2024
Gross Assisted Living Demand	801	903
Less Existing Supply at 95.0%	670	670
<b>Additional Assisted Living Demand</b>	<b>132</b>	<b>233</b>
Less Proposed Supply at 95.0%	0	94
<b>Additional Assisted Living Demand</b>	<b>132</b>	<b>140</b>
Gross Memory Care Demand	594	669
Less Existing Supply at 95.0%	378	378
<b>Additional Memory Care Demand</b>	<b>216</b>	<b>291</b>
Less Proposed Supply at 95.0%	0	25
<b>Additional Memory Care Demand</b>	<b>216</b>	<b>266</b>
Gross Independent Living Demand	699	787
Less Existing Supply at 95.0%	570	570
<b>Additional Independent Living Demand</b>	<b>129</b>	<b>217</b>
Less Proposed Supply at 95.0%	0	0
<b>Additional Independent Living Demand</b>	<b>129</b>	<b>217</b>

The subject is proposing to construct 64 traditional assisted living beds, 33 memory care assisted living beds and 75 independent living units. As evidenced in the above table, the unmet demand for all three levels of care is greater than the projected number of units/beds to be constructed.

# Request for Site Visits and/or Inspections

## Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 99-PA-2019

Project Name: Senior Living at McDowell Mountain Ranch

Project Address: 9909 E. McDowell Mountain Ranch Road

### STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: \_\_\_\_\_

Michael P. Leary

Print Name

Michael P. Leary

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Request To Submit Concurrent Development Applications

## Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
<b>Zoning</b>	<b>Development Review</b>	<b>Signs</b>
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	<b>Other</b>
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions (PP)</b>	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<b>Other Application Type Not Listed</b>
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Dr. Stephen J. Weiss

Company: WINSTAR PRO LLP

Address: 10405 E. McDowell Mountain Ranch Road #250 Scottsdale, Arizona 85255

Phone: 602.684.8145

Fax: ---

E-mail: steve@sovereigngc.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Dr. Stephen J. Weiss Title: member

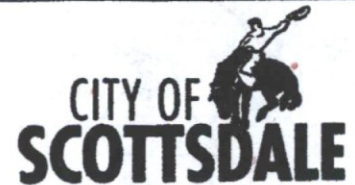
  
Signature

Date: May 9, 2019

<b>Official Use Only</b>	<b>Submittal Date:</b>
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	
Staff Name (Print):	
Staff Signature:	Date:

**8-ZN-2019**  
**5/13/2019**

# Rezoning Development Application Checklist



## Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

## PART I - GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Rezoning Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Zoning Application Fee \$ <u>2,265</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

8-ZN-2019  
5/13/2019

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. <b>Affidavit of Authorization to Act for Property Owner</b> (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. <b>Appeal of Required Dedications, Exactions, or Zoning Regulations</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. <b>Commitment for Title Insurance – No older than 30 days from the submittal date</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" – ① copy</li> <li>Include complete Schedule A and Schedule B. (requirements form provided)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. <b>Legal Description:</b> (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> <li>8-1/2" x 11" – ② copies</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. <b>Results of ALTA Survey (24" x 36") FOLDED</b> <ul style="list-style-type: none"> <li>24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old)</li> <li>Digital – ① copy (CD/DVD, PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. <b>Request for Site Visits and/or Inspections</b> (form provided)
		12. <b>Addressing Requirements</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. <b>Draft Development Agreement</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" – ③ copies</li> </ul> Must adhere to the Maricopa County Recorder requirements
		14. <b>Proposition 207 waiver or refusal</b> (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. <b>Public Participation:</b> (see Attachment A) <ul style="list-style-type: none"> <li>If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum.</li> </ul>
		16. <b>Request for Neighborhood Group/Homeowners Association</b> (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. <b>Site Posting Requirements:</b> (form provided (white and red signs) <ul style="list-style-type: none"> <li>Affidavit of Posting for Project Under Consideration</li> <li>Affidavit of Posting for Planning Commission Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to Planning Commission hearing.</li> <li>Affidavit of Posting for City Council Public Hearing (<b>Delayed submittal</b>). Affidavit must be turned in 20 days prior to City Council hearing.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. <b>School District Notification</b> – (form provided) Required for all applications that include residential uses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. <b>Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper</b> <ul style="list-style-type: none"> <li>8-1/2" x 11" - ① copy of the set of prints</li> <li><u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> </ul>

Updates are from 2007

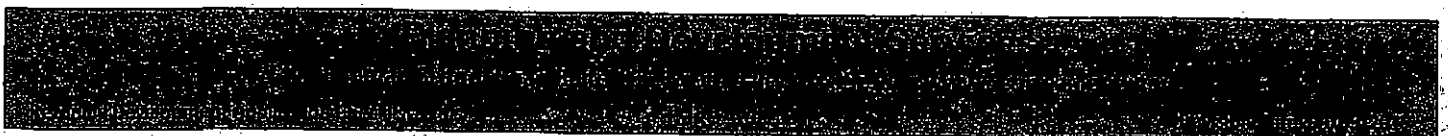
## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>20. Archaeological Resources</b> (information sheets provided) <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Archaeology Survey and Report - (3) copies</li><li><input type="checkbox"/> Archaeology 'Records Check' Report Only - (3) copies</li><li><input type="checkbox"/> Copies of Previous Archeological Research - (1) copy</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>21. Completed Airport Vicinity Development Checklist</b> – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)
<b>PART II – REQUIRED NARRATIVE, PLANS &amp; RELATED DATA</b>		
<b>Req'd</b>	<b>Rec'd</b>	<b>Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.</b>
		<b>22. Plan &amp; Report Requirements For Development Applications Checklist</b> (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>23. Development Plan</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>a. Application Narrative</b> <ul style="list-style-type: none"><li>• 8 1/2" x 11" – (4) copies</li><li><input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following:<ul style="list-style-type: none"><li>• goals and policies/approaches of the General Plan</li><li>• goals and policies of the applicable Character Area Plan</li><li>• architectural character, including environmental response, design principles, site development character, and landscape character</li></ul></li><li><input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc)</li><li><input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative:<ul style="list-style-type: none"><li><input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards,</li><li><input type="checkbox"/> bonus provisions and justifications,</li><li><input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or</li><li><input type="checkbox"/> Historic Property – existing or potential historic property.<ul style="list-style-type: none"><li>○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan)</li></ul></li></ul></li></ul>

OK by  
Staff V  
to Submit  
5/00

# Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</b> <ul style="list-style-type: none"> <li>8 1/2" x 11" - (3) copies</li> </ul> (Must adhere to the Maricopa County Recorder requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</b> <ul style="list-style-type: none"> <li>8 1/2" x 11" - (2) copies</li> </ul> (Must adhere to the Maricopa County Recorder requirements)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>d. A dimensioned plan indicating the proposed boundaries of the application</b> <ul style="list-style-type: none"> <li>11" x 17" - (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - (1) copy (quality suitable for reproduction)</li> <li>Digital - (1) copy (CD/DVD - PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>e. Context Aerial with the proposed site improvements superimposed</b> <ul style="list-style-type: none"> <li>24" x 36" - (2) color copies, <u>folded</u></li> <li>11" x 17" - (1) color copy, <u>folded</u></li> <li>8 1/2" x 11" - (1) color copy (quality suitable for reproduction)</li> </ul> Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <ul style="list-style-type: none"> <li>750 foot radius from site</li> <li>1/4 mile radius from site</li> <li>Other: _____</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>f. Site Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - (16) copies, <u>folded</u></li> <li>11" x 17" - (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - (1) copy (quality suitable for reproduction)</li> <li>Digital - (1) copy (CD/DVD - PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>g. Subdivision Plan</b> <ul style="list-style-type: none"> <li>24" x 36" - (16) copies, <u>folded</u></li> <li>11" x 17" - (1) copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 1/2" x 11" - (1) copy (quality suitable for reproduction)</li> <li>Digital - (1) copy (CD/DVD - PDF Format)</li> </ul>



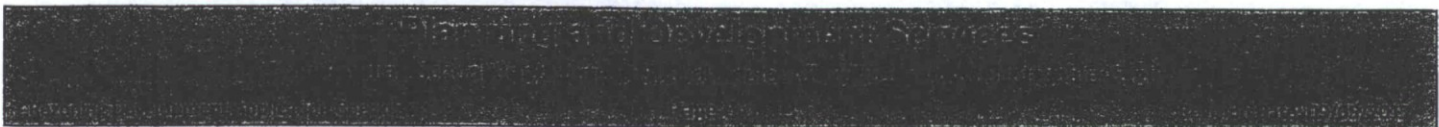
# Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>h. Open Space Plan (Site Plan Worksheet) (example provided)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>i. Site Cross Sections</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u></li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>j. Natural Area Open Space Plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>k. Topography and slope analysis plan (ESL Areas)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>l. Phasing Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ③ copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>m. Landscape Plan</b> <ul style="list-style-type: none"> <li>• All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 24" x 36" – ② copies, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital - ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>n. Hardscape Plan</b> <ul style="list-style-type: none"> <li>• All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.)</li> <li>• 24" x 36" – ② copies, <u>folded of black and white line drawings</u></li> <li>• 11" x 17" – ① copy, <u>folded</u></li> </ul>

# Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>o. Transitions Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – ② copies, <u>folded</u></li> <li>11" x 17" – ① copy (quality suitable for reproduction)</li> <li>8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>Digital – ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>p. Parking Plan</b> <i>OK ON SITE PLAN</i> <ul style="list-style-type: none"> <li>24" x 36" – ① copy, <u>folded</u></li> <li>11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>Digital – ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>q. Parking Master Plan</b> See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> <li>8-1/2" x 11" - ② copies</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>r. Pedestrian and Vehicular Circulation Plan</b> <ul style="list-style-type: none"> <li>24" x 36" – ③ copies, <u>folded</u></li> <li>11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> <li>Digital – ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>s. Elevations</b> <ul style="list-style-type: none"> <li>24" x 36" – ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.)</li> <li>24" x 36" – ② color copies, <u>folded</u></li> <li>11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction)</li> <li>8 ½" x 11" – ① color copy, (quality suitable for reproduction)</li> <li>8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction)</li> <li>Digital – ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>t. Elevations Worksheet(s)</b> Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. <ul style="list-style-type: none"> <li>24" x 36" – ② copies, <u>folded</u></li> <li>Digital – ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>u. Perspectives</b> <ul style="list-style-type: none"> <li>11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction)</li> <li>8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> </ul>

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# Rezoning Development Application Checklist

<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>v. Floor Plans</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>w. Floor Plan Worksheet(s)</b> (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD – PDF Format)</li> </ul>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>x. Roof Plan Worksheet(s)</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> </ul>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>y. Electronic Massing Model:</b> <ul style="list-style-type: none"> <li>• 11" x 17" – ① color copy, <u>folded</u></li> <li>• 8 1/2" x 11" – ① color copy (quality suitable for reproduction)</li> </ul> Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>z. Solar Analysis</b> The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m. Required for all Development applications to rezone to Planned Unit Development (PUD). <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>aa. Exterior Lighting Site Plan</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>bb. Manufacturer Cut Sheets of All Proposed Lighting</b> <ul style="list-style-type: none"> <li>• 24" x 36" – ① copy, <u>folded</u></li> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>cc. Cultural Improvement Program Plan</b> _____ Conceptual design <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 1/2" x 11" – ① color copy (quality suitable for reproduction)</li> </ul> _____ Narrative explanation of the methodology to comply with the requirement/contribution.

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>dd. Sensitive Design Concept Plan and Proposed Design Guidelines</b>          (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>ee. Master Thematic Architectural Character Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>ff. Conceptual Signage Plan</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① color copy (quality suitable for reproduction)</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>gg. Other:</b></p> <hr/> <p><input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u></p> <p><input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction)</p> <p><input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction)</p> <p><input type="checkbox"/> Digital – ① copy (CD/DVD – PDF Format)</p>

## Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>24. Development Plan Booklets</b></p> <ul style="list-style-type: none"> <li>• 11" x 17" – ③ copies (quality suitable for reproduction)</li> <li>• 8 ½" x 11" – ① copy (quality suitable for reproduction)</li> <li>• Digital – ① copy (CD/DVD – PDF Format)</li> <li>• 8 ½" x 11" – ③ copies on archival (acid free) paper: this is a <b>delayed submittal</b> that is to be made after the Planning Commission recommendation.</li> </ul> <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Application Narrative</li> <li><input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards</li> <li><input type="checkbox"/> Legislative draft of the proposed List of Land Uses</li> <li><input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application</li> <li><input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Subdivision Plan</li> <li><input type="checkbox"/> Open Space Plan</li> <li><input type="checkbox"/> Phasing Plan</li> <li><input type="checkbox"/> Landscape Plan</li> <li><input type="checkbox"/> Hardscape Plan</li> <li><input type="checkbox"/> Transitions Plan</li> <li><input type="checkbox"/> Parking Plan</li> <li><input type="checkbox"/> Pedestrian and Vehicular Circulation Plan</li> <li><input type="checkbox"/> Conceptual Elevations</li> <li><input type="checkbox"/> Conceptual Perspectives</li> <li><input type="checkbox"/> Electronic Massing Model</li> <li><input type="checkbox"/> Solar Analysis</li> <li><input type="checkbox"/> Exterior Lighting Plan</li> <li><input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting</li> <li><input type="checkbox"/> Cultural Amenities Plan</li> <li><input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control)</li> <li><input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</li> <li><input type="checkbox"/> Master Thematic Architectural Character Plan</li> <li><input type="checkbox"/> Conceptual Signage Plan</li> <li><input type="checkbox"/> Other:</li> </ul> <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</b></p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p>

# Rezoning Development Application Checklist

<input checked="" type="checkbox"/> <i>R/Code</i>	<input checked="" type="checkbox"/>	<p><b>26. Preliminary Drainage Report</b></p> <p>See Chapter 4 of the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for drainage reports. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>• Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets</li> <li>• Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)</li> </ul>
<input checked="" type="checkbox"/> <i>1/Code</i>	<input checked="" type="checkbox"/>	<p><b>27. Preliminary Grading and Drainage Plan</b></p> <p>See Chapter 4 of the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for the plan. The preliminary grading and drainage plan may be included as part of the preliminary drainage report.</p> <ul style="list-style-type: none"> <li>• Hardcopy - 24" x 36" - ① copy of the Preliminary Grading and Drainage plan.</li> <li>• Digital - ① copy of the Preliminary Grading and Drainage Plan (see handout submittal instructions)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>28. Master Drainage Plan</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets</li> <li>• Digital - ① copy (see handout submittal instructions)</li> </ul>
<input checked="" type="checkbox"/> <i>2/Code</i>	<input checked="" type="checkbox"/>	<p><b>29. Preliminary Basis of Design Report for Water</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> <li>• Email (see handout submittal instructions)</li> <li>• CD/DVD</li> <li>• 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.</li> </ul>
<input checked="" type="checkbox"/> <i>R/Code</i>	<input checked="" type="checkbox"/>	<p><b>30. Preliminary Basis of Design Report for Wastewater</b></p> <p>See the City's <u>Design Standards &amp; Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <p><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> <li>• Email (see handout submittal instructions)</li> <li>• CD/DVD</li> <li>• 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets.</li> </ul>

# Rezoning Development Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>31. Master Plan for Water</b> Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> <li>Email (see handout submittal instructions)</li> <li>CD/DVD</li> <li>8-1/2" x 11" - ④ copies - the report shall be bound, all full size plans/maps provided in pockets.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>32. Master Plan and Design Report for Wastewater</b> Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> <li>Email (see handout submittal instructions)</li> <li>CD/DVD</li> <li>8-1/2" x 11" - ④ copies - the report shall be bound, all full size plans/maps provided in pockets.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>33. Transportation Impact &amp; Mitigation Analysis (TIMA)</b> Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <input type="checkbox"/> Category 1 Study <input checked="" type="checkbox"/> Category 2 Study <i>GET PHILIP TO ALLOW CATEGORY 1</i> <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> <li>Email (see handout submittal instructions)</li> <li>8-1/2" x 11" - ③ copies of the Transportation Impact &amp; Mitigation Analysis Water including full size plans/maps in pockets</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>34. Native Plant Submittal Requirements: (form provided)</b> 24" x 36" - ① copy, <u>folded</u> . (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <ul style="list-style-type: none"> <li>See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>35. Environmental Features Map</b> <ul style="list-style-type: none"> <li>24" x 36" - ① copy, <u>folded</u></li> <li>11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction)</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>36. Other:</b> <hr/> <hr/> <hr/>

2/KH

4/KH

R/KR  
do any way

# Rezoning Development Application Checklist

## PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>99</u> -PA- <u>2019</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>		<p>41. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Doris Mcclay</u> Phone Number: <u>480-312-4214</u></p> <p>Coordinator email: <u>DMcclay</u> @scottsdaleaz.gov Date: <u>2/13/19</u></p> <p>Coordinator Signature: <u>[Signature]</u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Required Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website:  <a href="http://www.scottsdaleaz.gov/planning-development/forms">http://www.scottsdaleaz.gov/planning-development/forms</a></p> <p>Planning and Development Services  One Stop Shop  Planning and Development Services Director  7447 E. Indian School Rd, Suite 105  Scottsdale, AZ 85251  Phone: (480) 312-7000</p>



Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date:

5/13/19

Contact Name:

Mike Lenny

Firm Name:

Address:

City, State, Zip:

RE: Application Accepted for Review.

99 - PA - 2019

Dear

Mike

It has been determined that your Development Application for

AB & ZONING

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Cari McClay

Name:

DORIS MCCLAY

Title:

SENIOR PLANNER

Phone Number:

(480) 312-4214

Email Address:

Dmcclay

@ScottsdaleAZ.gov

8-ZN-2019  
5/13/2019



# City of Scottsdale Cash Transmittal

# 119587

119587  
01214773  
5/13/2019 PLN-1STOP  
RMALDONADOHP60062020  
5/13/2019 3:35 PM  
\$2,265.00

**Received From :**

**Bill To :**

SCW Holdings LLP  
10405 E MCDOWELL MOUNTAIN RANCH RD  
SCOTTSDALE, AZ 85255

<b>Reference #</b>	99-PA-2019	<b>Issued Date</b>	5/13/2019
<b>Address</b>	9875 E MCDOWELL MOUNTAIN RANCH RD	<b>Paid Date</b>	5/13/2019
<b>Subdivision</b>		<b>Payment Type</b>	CHECK
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>		<b>Jurisdiction</b>	SCOTTSDALE
<b>APN</b>	217-14-037A,217-14-038A	<b>Water Zone</b>	
<b>Owner Information</b>		<b>Water Type</b>	
WINSTAR PRO		<b>Sewer Type</b>	
10405 e. mcdowell mountain ra		<b>Meter Size</b>	
scottsdale, AZ 85255			
(602) 525-2469		<b>QS</b>	35-51

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$2,265.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 5/13/2019 Cashier: RMALDONADO

Office: PLN-1STOP Mach ID: HP600620200

Tran #: 2 Batch #: 71979

Receipt: 01214773 Date: 5/13/2019 3:35 PM

119587

3170 REZONING APP \$2,265.00

TENDERED AMOUNTS:

Check Tendered: \$2,265.00

Chk #: 1365 SCW Holdings

Transaction Total: \$2,265.00

Thank you for your payment.  
Have a nice day!

8-ZN-2019  
5/13/2019

Total Amount

\$2,265.00

SIGNED BY MIKE LEARY ON 5/13/2019

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 119587